

**INLAND WETLANDS AGENCY
TOWN OF WOODBRIDGE
REGULAR MEETING OF JANUARY 15, 2020**

A regular meeting of the Inland Wetlands Agency (IWA) for the Town of Woodbridge was held on Wednesday, January 15, 2020 in the Central Meeting Room of the Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut.

ROLL CALL

PRESENT: Robert Blythe - Chairman, Jack Kurek, David Speranzini,
Josh Goldberg and Barry Josephs
ALTERNATES: Josh Lemon and Jean Webber
ALSO PRESENT: Kristine Sullivan, Enforcement Officer
Chairman Blythe called the meeting to order at 7:32 pm.

NEW BUSINESS

Fire House: 100 Center Road

Possible expansion of previously approved storage shed behind Fire House

Fire Chief Sean Rowland was present to discuss the possible expansion of the previously approved storage shed. In discussion and response to questions by Agency members he noted:

- The Board of Selectmen was looking for the Agency's input regarding the possible expansion of the storage shed area behind the Fire House.
- There are currently Fire Department items being stored in the double bay of the Old Fire House.
- That area is proposed to be converted to Community Use.
- The existing pad/foundation is 42' x 42'. The proposal is to add a 45' x 45' "expanded" footprint, possibly to the left of the existing pad/foundation.
- There are wetlands on either side of the existing pad/foundation. To the right the terrain drops off, while to the left it is flatter.
- The addition would house towable items like a generator and heat trailer as well as hose and an antique fire truck which is used at parades. Regarding storage of the hose it would be problematic to get it up to a second floor.
- While low usage items might be able to be stored at public works, most of the items need to be in a temperature controlled space.
- There is no room at the Police Department parking area for storage
- The addition could not go "towards" the Fire House because that area is needed for the turn radius for the trucks that park in the rear bays of the fire house.

Selectman Dwight Rowland noted:

- People do not want emergency equipment traffic at the Old Fire House when the building is having community uses in it.
- \$300,000 ~ \$400,000 would be added to the project for the addition.

Agency members noted:

- The existing IWA permit for the storage shed has lots of stipulations attached to it.
- Requirements for setbacks from the walking trails would have to be investigated.

At the conclusion of the discussion, it was the consensus of the Agency members to conduct a site inspection of the storage shed area with the Fire Chief, to better access

the feasibility of the proposed shed expansion. The site inspection was scheduled for Saturday, January 18, 2020 meeting at 8:00 a.m. at the Fire House at 100 Center Road.

Old Business

Geraldine Giering: 15 Meadow Crest Circle

Application for residential site development of lot

With the consent of the applicant's agent and consulting engineer, John Paul Garcia, action on the application had been deferred until this evening.

The following had been received relative to the application since the December 18, 2019 Agency meeting:

- A formal written extension of time from P.E. John Paul Garcia on behalf of the applicant, granting an extension of time in which the Agency could act on the application.
- In response to a query from the IWA at the December 18, 2019 meeting regarding if soil logs for the site were available, an email thread between P.E. John Paul Garcia and project soil scientist Bill Kenny stating that only on rare occasions did Mr. Kenny keep logs of his soil test results when mapping wetlands and that generally he only keep logs when he needed to submit a delineation report to the Army Corps.
- An email from Agency consulting engineer Jim Pretti indicated that he was okay with an underground infiltration system in place of the proposed rain garden.
- Revised plans from P.E. John Paul Garcia which were revised to address the review comments from the Agency's consulting engineer dated November 15, 2019. The plans also changed out the proposed rain garden by the driveway to an underground infiltration system.

Project engineer John Paul Garcia was present to discuss the application. In discussion he noted and responded to Agency questions as follows:

- The review comments from the Agency's consulting engineer, Jim Pretti had been addressed on the revised plans as follows:
 - The proposed rain garden which was to handle roof drainage to an underground detention system has been changed to underground infiltrators.
 - Boulders would be used to create a barrier to the wetlands below the driveway.
 - Notes 6, 7 and 8 have been added to the plans per Mr. Pretti's request.
- Mr. Pretti had been copied on the revised plans earlier in the day.
- A Conservation Easement on the wetlands area below the driveway will be given by the applicant.
- The underground infiltrators will have a clean out that would only necessitate the use of a shovel. There should be minimal maintenance required since only "clean" water would be going into the system.
- The utilities would be underground following the driveway edge.
- The revised plans would be sent back to Quinnipiack Valley Health District if approved by the Agency.
- A bond estimate would be provided that could be reviewed by the Agency's consulting engineer.

- The driveway would have a trough in the middle which would direct runoff to the existing catch basin at the bottom of the driveway.

Following discussion Agency members acted on the application as follows:

**** Mr. Kurek moved to approve the application of Geraldine Giering for the residential site development of her property located at 15 Meadow Crest Circle based on the site plans prepared by John Paul Garcia and Associates entitled and dated as follows:**

- **Proposed Site Development Plan, Lot Number 19, 15 Meadow Crest Circle, Woodbridge, Connecticut, dated 10-3-19, revised to 1-15-20. Sheet C-1;**
- **Proposed Septic Plan, Lot Number 19, 15 Meadow Crest Circle, Woodbridge, Connecticut, dated 10-3-19, revised to 1-15-20. Sheet C-2;**
- **Erosion Control Plan, Lot Number 19, 15 Meadow Crest Circle, Woodbridge, Connecticut, dated 10-3-19, revised to 1-15-20. Sheet C-3; and**
- **Typical Details, Lot Number 19, 15 Meadow Crest Circle, Woodbridge, Connecticut, dated 10-3-19, revised to 1-15-20. Sheet C-4**

The approval is subject to standard conditions and the following special conditions:

- **Prior to the start of any work on the site that a performance bond be posted to insure the installation and maintenance of erosion controls both during site development and until the site is permanently stabilized; and the installation of the storm water controls as shown on the approved plans. The bond amount shall be proposed by the project engineer and subject to review and approval by the Agency's consulting engineer.**
- **Prior to the start of work that a pre-construction meeting be held on site between the project engineer, site contractor and enforcement officer.**
- **The limits of clearing shall be as shown on the approved plans.**
- **As offered by the applicant, a conservation easement shall be established on the area of the property from the western side of the proposed driveway to the property frontage on Meadow Crest Circle. The conservation easement area shall be shown on a site plan of the property which shall be recorded on the land records along with a Declaration of Conservation Restrictions which both shall be referenced in any and all deeds for the property from the date of this approval. A copy of the recorded site plan showing the conservation easement and Declaration of Conservation Restrictions, when recorded on the Land Records, shall be provided to the Agency for its files.**
- **The project engineer will monitor the site for compliance with the approved plans and prior to the release of the performance bond for the property, shall certify that the storm water controls have been installed in accordance with the approved plans.**

The permit approval is based the Agency's belief that if the approved plans and conditions of this permit are followed, there should be minimal or no impact to the onsite and downslope wetlands and watercourses.

**** Mr. Goldberg seconded.**

**** Voting for: Blythe, Kurek, Speranzini, Josephs and Goldberg.**

**** Opposed: No one**

Unanimous Approval 5-0

Robert and Michelle McSherry: 49 Round Hill Road and 395 Newton Road
Application for residential site development of lot.

The application submitted by Robert and Michelle McSherry for the residential site development of property located at 49 Round Hill Road and 395 Newton Road owned by Martha Freeman, was received at the Agency's regular meeting on December 18, 2019. The application was referred to the Agency's consulting engineer for review and comment. His comments dated January 13, 2020 were received and distributed to both the IWA members and the project engineer.

Alan Shepard of the Nowakowski, O'Bymachow and Kane ~ project engineering firm and applicants Robert and Michelle McSherry were present to discuss the application with the Agency. In discussion and in response to questions by Agency members they noted:

- The notes recommended by the Agency's consulting engineer will be added to the plans.
- A bond amount will be furnished for the Agency's consulting engineer to review.
- While the driveway is long, it follows an old farm path and has benign grades ranging from < 1% to a maximum of 4.8%.
- As previously noted the intent is to have a house in the woods, with minimal clearing and situated as far from the wetlands as possible.
- The location of the rain garden which is designed to handle the driveway runoff, would make it less likely to be filled in.
- The rain garden would not be an excavation, but would be made by using a shallow berm that would snake around the trees with leak offs at the north and south ends. It would involve minimal disturbance and would mimic flows that are current out there now. The base of the rain garden would be natural ~ with no "plantings".

It was the consensus of the Agency members that a site inspection would not need to be taken, given the review comments received from Agency Consulting Engineer, Jim Pretti.

Following discussion Agency members acted on the application as follows:

**** It was moved by Speranzini to approve the application of Robert and Michelle McSherry for the residential site development of property located at 49 Round Hill Road & 395 Newton Road n/f owned by Margaret Freeman, based on:**

- 1. "Drainage Report Prepared for Bob McSherry, 49 Round Hill Road & 395 Newton Road, Bethany & Woodbridge, Connecticut, prepared by Nowakowski – O'Bymachow – Kane, Associates.**
- 2. Site plans prepared by Nowakowski – O'Bymachow – Kane, Associates entitled and dated as follows:**
 - **Overall Site Plan Prepared for Bob McSherry, 49 Round Hill Road & 395 Newton Road, Bethany & Woodbridge, Connecticut" dated October 11, 2019, revised to 12/4/2019;**
 - **Septic Plan Prepared for Bob McSherry, 49 Round Hill Road & 395 Newton Road, Bethany & Woodbridge, Connecticut" dated October 11, 2019, revised to 12/4/2019;**
 - **Driveway Profile Prepared for Bob McSherry, 49 Round Hill Road & 395 Newton Road, Bethany & Woodbridge, Connecticut" dated October 11, 2019, revised to 12/4/2019; and**
 - **Rain Garden Detail Sheet Prepared for Bob McSherry, 49 Round Hill Road & 395 Newton Road, Bethany & Woodbridge,**

Connecticut” dated October 11, 2019, revised to 12/4/2019.

The approval is subject to standard conditions and the following special conditions:

- That prior to the start of any work that a performance bond be posted to insure the installation and maintenance of erosion controls during site development and until the site is permanently stabilized; and the installation of the storm water controls as shown on the approved plans. The bond amount shall be proposed by the project engineer and subject to review and approval by the Agency’s consulting engineer.
- That prior to the start of work that a pre-construction meeting be held on site between the project engineer, site contractor and enforcement officer.
- The limits of clearing shall be as shown on the approved plans.
- The project engineer will monitor the site for compliance with the approved plans and prior to the release of the performance bond for the property, shall certify that the storm water controls have been installed in accordance with the approved plans.

The permit approval is based the Agency’s belief that if the approved plan and conditions of this permit are followed, there should be minimal or no impact to the onsite and downslope wetlands and watercourses.

** Mr. Kurek seconded.

** Voting for: Blythe, Kurek, Speranzini, Josephs and Goldberg.

** Opposed: No one

Unanimous Approval 5-0

RECEIPT AND APPROPRIATE ACTION REGARDING THE FOLLOWING CORRESPONDENCE RECEIVED BY THE IWA SINCE THE DECEMBER 18, 2019 REGULAR MEETING OF THE AGENCY WHICH IS NOT RELATED TO LISTED AGENDA ITEMS:

There was no new correspondence received that did not relate to items before the Agency

ENFORCEMENT OFFICER

The Acting Enforcement Officer reported that the Building Official has sent out a letter regarding occupancy of 220 Seymour Road without benefit of a Certificate of Occupancy. A letter is being sent separately regarding outstanding wetland issues regarding the site.

SCHEDULING DATE FOR NEXT IWA SITE INSPECTIONS

A site inspection was scheduled for Saturday, January 18, 2020 meeting at 8:00 a.m. at the Fire House at 100 Center Road relative to the proposed expansion of the storage shed behind the Fire House.

APPROVAL OF MINUTES

Regular meeting of December 18, 2019

** Mr. Josephs moved to approve the minutes as submitted.

** Mr. Kurek seconded.

** Voting for: Blythe, Kurek, Speranzini, Josephs and Goldberg.

** Opposed: No one

Unanimous Approval 5-0

ADJOURNMENT

- **Adjournment of meeting**
 - ** **Mr. Kurek moved to adjourn the meeting at 8:47 p.m..**
 - ** **Mr. Speranzini seconded.**
 - ** **Voting for: Blythe, Kurek, Speranzini, Josephs and Goldberg.**
 - ** **Opposed: No one**
- Unanimous Approval 5-0**

Accordingly, the meeting adjourned at 8:47 p.m.

Respectfully submitted,

Kristine Sullivan,
Acting Recording Secretary